

PETITION OF APPEAL FROM DECISION OF  
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY \_\_\_\_\_ AMOUNT OF FEE \$1,188.88

RECEIPT # \_\_\_\_\_

DATE HEARD: 10/01/2014

BY CZAB # 14



\*\*\*\*\*

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 14-003

Filed in the name of (Applicant) Helen Michael and Preferred Enterprises, Inc.

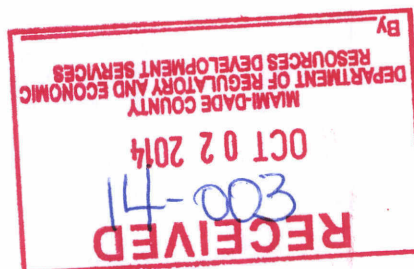
Name of Appellant, if other than applicant Same

Address/Location of APPELLANT'S property: Lying between theoretical SW 159 Avenue and SW 162 Avenue, and between theoretical SW 276 Street and SW 278 Street, Miami-Dade County, Florida.

Application, or part of Application being Appealed (Explanation): Entire Application

Appellant (name): Helen Michael and Preferred Enterprises, Inc., hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby make application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:  
(State in brief and concise language)

**The decision by the Community Zoning Appeals Board 14 (CZAB 14) was not based on substantial competent evidence. Instead, the decision by the CZAB 14 was arbitrary and capricious.**



**APPELLANT MUST SIGN THIS PAGE**

Date: 2<sup>nd</sup> day of October, 2014

Signed Helen Michael

Helen Michael  
Print Name

1849 Watermill Road, Monticello, Florida 32344

Mailing Address

305-662-2858  
Phone

305-662-2943  
Fax

**REPRESENTATIVE'S AFFIDAVIT**

If you are filing as representative of an association or other entity, so indicate:

Helen Michael

Representing

Signature

Juan J. Mayol, Jr., Esq.  
Print Name

701 Brickell Avenue, Suite 3300  
Address

Miami  
City

Florida  
State

33131  
Zip

305-789-7787

Telephone Number

Subscribed and Sworn to before me on the 2<sup>nd</sup> day of October, year 2014

Juan Esma  
Notary Public

(Stamp/Seal)



**APPELLANT'S AFFIDAVIT OF STANDING**  
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Helen Michael (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

1. Participation at the hearing  
  X   2. Original Applicant  
       3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

**Witnesses:**

Melissa Scruggs  
Signature

Melissa Scruggs  
Print Name

Lynn Hartman  
Signature

Lynn Hartman  
Print Name

Helen Michael  
Appellant's signature

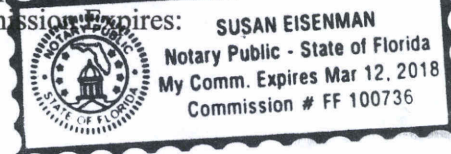
Helen Michael

Sworn to and subscribed before me on the 2<sup>nd</sup> day of October, 2014.

Appellant is personally know to me or has produced \_\_\_\_\_ as identification.

Susan Eisenman  
Notary  
(Stamp/Seal)

Commission Expires: **SUSAN EISENMAN**



**APPELLANT MUST SIGN THIS PAGE**

Date: 2<sup>nd</sup> day of October, 2014

Signed Paul Michael

Paul Michael, President  
Print Name

Preferred Enterprises, Inc.  
1849 Watermill Road, Monticello, Florida 32344

Mailing Address

305-662-2858  
Phone

305-662-2943  
Fax

**REPRESENTATIVE'S AFFIDAVIT**

If you are filing as representative of an association or other entity, so indicate:

Preferred Enterprises, Inc.

Representing

Signature

Juan J. Mayol, Jr., Esq.  
Print Name

701 Brickell Avenue, Suite 3300  
Address

Miami  
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State

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Zip

305-789-7787

Telephone Number

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Susan Eisenman  
Notary Public

(stamp or seal)

Commission Expires





**APPELLANT'S AFFIDAVIT OF STANDING**  
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

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The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

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Signature

Melissa Scruggs  
Print Name

Lynn Hartman  
Signature

Lynn Hartman  
Print Name

Paul Michael  
Appellant's signature

Paul Michael  
Preferred Enterprises, Inc.

Sworn to and subscribed before me on the 2<sup>nd</sup> day of October, 2014.

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(Stamp/Seal  
Commission

